

PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

RISE OF VALUES
FOLLOWS THE BOOMSignificant Figures in 15th
and H Streets Deals.

SOME BIG OFFERS REFUSED

One Site on Fifteenth Street Offered a
Month Ago at \$50,000 Now With-
drawn From the Market.

With the sale of the Hitchcock property on Fifteenth street, adjoining the new building of the American Security and Trust Company, and the closing of the deal for the Severn around the corner on H street, the week was made notable in this neighborhood.

Twenty-three dollars a square foot seems to be the prevailing price for property along these streets. The sales made of property in the favored section during the past ten days have averaged this price, the Hitchcock lots being the last to bring that figure.

The price paid for the Severn is said to be \$20,000, which is considered a very good figure, in view of the revenue derived from the building now on the lot.

Refused \$100,000 Offer.

It is known that during the past week the owner of 192 and 194 H street refused an offer of \$100,000 for the two buildings. This property fronts 53 feet 6 inches on H street, and contains 4,578 square feet, and the price, which was declined, would fix the value at about \$22 per square foot.

A month ago the property known as 815 and 817 Fifteenth street, belonging to the McLean estate, was offered for \$50,000. During the week an offer of more than that figure was refused for it, with the result that the property was for the present withdrawn from the market to await the development of the present boom in that locality.

Large Gains in Value.

Values of property in this locality have experienced an inflation since the present boom started which has probably never been equaled in real estate circles of this city.

Less than four years ago the three-story brick building adjoining the George Washington University buildings on the south sold for \$35,000. Three years later the same piece of property was sold to the present owners, Messrs. R. W. Walker and E. E. Riggs, for \$50,000.

Recently they have remodeled the house into an up-to-date office building, and their investment has been increased more than 25 per cent in value as a result of the promised future for the street.

Deal Carried to Court.

The National Safe Deposit, Savings and Trust Company, which is situated on the northeast corner of Fifteenth street and New York avenue, some months ago secured an option on the Leaman building, which adjoins their holdings on New York avenue. Court proceedings are now pending in the local courts over the deal. Those connected with the company who are familiar with the transaction feel confident that the action will result favorably to the trust company, and that this property will be annexed to the corporation's holdings.

It is the evident intention of the company to remodel the building and utilize the lower portion adjoining its main office for additional offices, as its space is now greatly limited.

NEW LUTHERAN CHURCH
TO BE BUILT IN N. E.Recently Organized Congregation Buys
Lot at North Capitol Street and
Rhode Island Avenue.

The Lutheran Church of Atonement has purchased a lot at the northeast corner of North Capitol street and Rhode Island avenue, on which its church edifice will be erected. The lot contains 9,350 square feet and is admirably adapted to the purposes to which it will be devoted.

The congregation was organized some months ago with the Rev. L. O. Baker as pastor, and has held services at 16 R street northeast. Its special mission is to meet the needs of the people of the Lutheran faith residing in Eckington and in the rapidly growing section which surrounds it. From its inception the church has had the enthusiastic support of the residents of the locality and of Lutherans in other parts of the city. It is proposed to erect a handsome structure, and it is understood that building will begin as soon as practicable.

"Fernwood Heights"

MOST DESIRABLE HIGH-
CLASS SUBDIVISION WITH
BEST OUTLOOK FOR AD-
VANCE IN VALUES.

Directly on Connecticut avenue north of Cleveland Park and just south of Pierce Mill road overlooking city.

Economical lots—low prices—easy terms. Every city convenience, with good country air.

Buy a lot or two here—build your house to suit—live in pure suburban atmosphere northwest from Washington—among all the wisest investors and speculators—live in the house as long as you like.

THEN—THE MOST IMPORTANT OF ALL—SELL AT A HANDSOME PROFIT, which is sure to be possible.

Washington is growing directly out Connecticut avenue—ground at Dupont circle twenty years ago sold for fifty cents and seventy-five cents per square foot.

Do you know that the BEST development of all important cities is northwest? WHY IS THIS? See

Thos. J. Fisher & Co.
Incorporated.
1414 F Street N. W.

THE CHAMPLAIN
APARTMENT HOUSEFireproof Structure on K
Street Nearly Finished.

HAS WHITE MARBLE FRONT

Interior of New Building Will Be
Finished on Elaborate Scale of
Elegance and Comfort.

The new Champlain Apartment House on K street, between Fourteenth and Fifteenth streets, will be completed and ready for occupancy about April 1. The building is seven stories in height and the front is constructed entirely of white marble from the Sutherland Falls quarries, Proctor, Vt. The public section of the first floor is finished in American Parnassus marble. All corridors throughout the building are tiled with white marble and have sanitary marble base.

There are 150 rooms in the building divided into two, three, four, five, and six-room bachelor and housekeeping apartments. There are thirty-five apartments in all. Every room has exterior light, since there are no interior light courts.

Elaborate Bathrooms.

Special attention has been paid to the bathrooms and kitchens. The bathrooms have been made objects of beauty and thoroughly sanitary. Each bath has a white marble floor with a sanitary base and a white marble wainscoting to a height of six feet. All the plumbing fixtures are pure white decorated with white enameled porcelain with nickel-plated trimmings. Each kitchen is provided with a gas range, with a separate ventilating shaft provided for the escape of all odors and accumulating gases.

All woodwork in the apartments is American white mahogany and the decorations are in keeping with the same. There is a private safety deposit vault in each apartment where valuables may be stored, and a fireproof storage room is provided for each apartment. In the basement, the servants' rooms, and bath and toilet rooms are also provided for in the basement, and separate toilet rooms for servants is provided on each floor.

Fireproof Throughout.

The building is thoroughly fireproof, special attention having been paid to this part of the work. The most modern system of fireproofing has been employed, all the floors having steel beams incased with concrete and tile. All partitions are of hollow tile, thoroughly fire and sound proof. Great precaution has been taken to prevent the spread of fire from floor to floor through the medium of the elevator shafts. The shafts are all entirely incased within fireproof walls, even the doors being of ornamental steel with panels of wire glass. Two oil electric elevators with the most modern safety devices are installed.

The stairs are constructed entirely of iron and marble of ornamental design. There will be a standpipe with connections, hose and reel, extinguishers and alarms at every floor. The most modern system of steam heating has been installed.

The building is the property of the Taplin Building Company, in which Senator Redfield Proctor, is said to be interested. The plans were prepared by Architect Edgar Blair.

SOUTHERN BRICK CONCERN
SECURED LARGEST CONTRACT

What is considered one of the largest contracts for brick that has ever been secured by a Southern manufacturer was recently awarded to the Alexander

Scott Brick Company, of Knoxville, Tenn. The contract calls for 10,000,000 bricks, to be shipped to Toledo, Ohio for use in the construction of a large pulp factory.

The Alexander A. Scott Brick Company operates large brick kilns west of Knoxville, near Bearden.

BUSINESS
PROPERTYTwo very desirable properties on
11th St. N. W.
Bet. G and H.

Will be sold at bargain price; nothing as cheap has been offered in this locality. For price, terms, and full particulars see us at once.

Atkinson & Ballard Co., Inc.
621 13th Street

Open Sunday

\$500 CASH

Small Monthly Notes

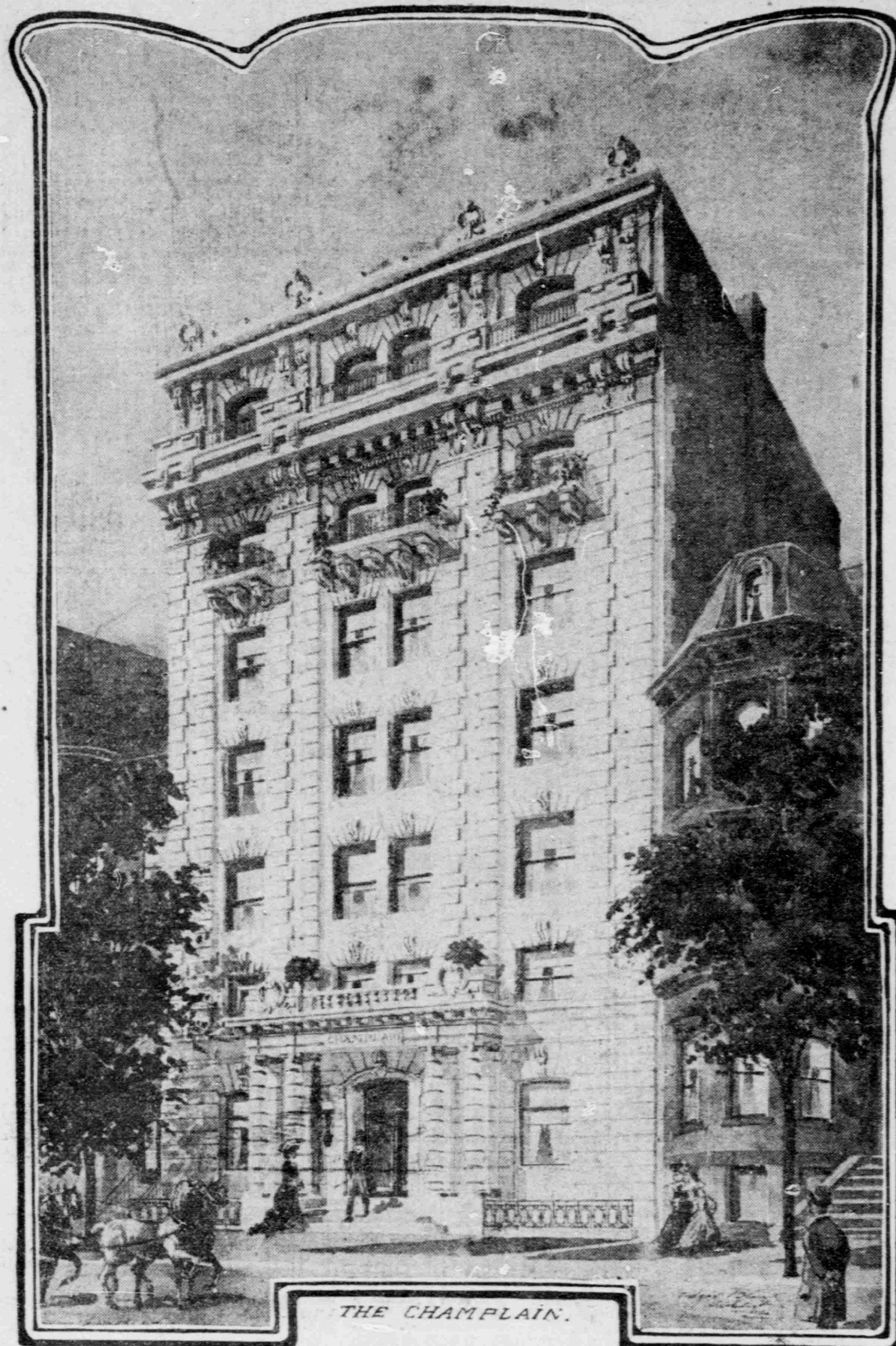
1978-1977 and 1919 Biltmore street, Wash.—\$9,500

The best-built and best-arranged houses in this beautiful section. Southern and western exposure; 11 large rooms, 3 fine bath rooms; HOT-WATER HEAT. Hardwood trim throughout; gas and electric lights.

No one is too poor to be interested in a real estate proposition if the property offered can be bought on the easy-payment plan. Two car lines.

Thos. J. Fisher & Co.
(Incorporated)
1414 F Street N. W.

NEW APARTMENT HOUSE WITH MARBLE FRONT



THE CHAMPLAIN.

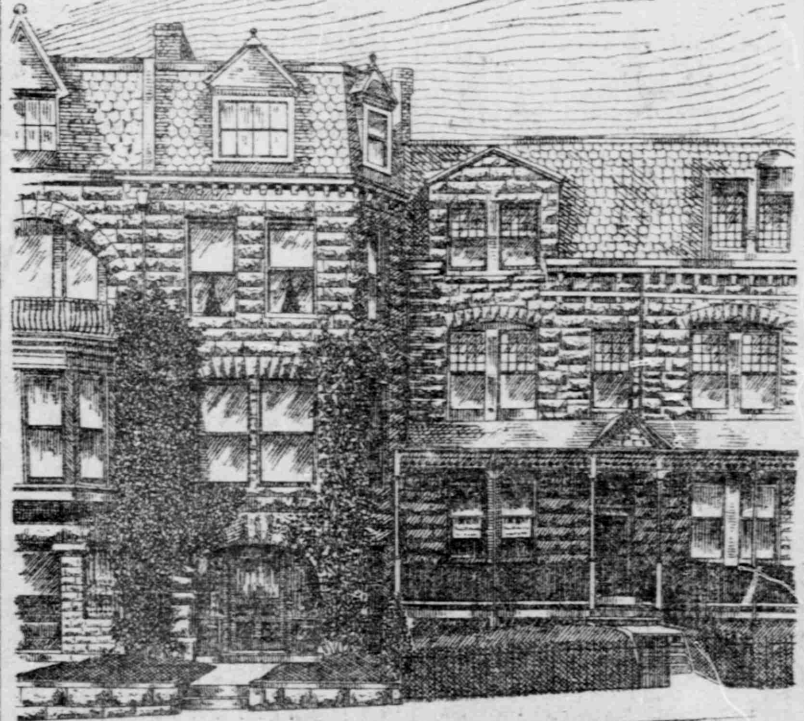
Unlucky Thirteen In
Record Office GainLast Week's Business Showed Increase Over
Corresponding Period of 1905—Brokers
Waiting for Better Weather.

The superstitious element of the local real estate fraternity had cause yesterday to be shocked at the figures given out by Deputy Recorder of Deeds Dutton at the close of the day's business in the record office. A comparison of the past week with the corresponding period of last year showed a gain for 1906 of exactly 13 papers filed. Still, it was a gain and is considered all the more remarkable in view of the unpropitious weather through which Washington has been passing.

A broker to whose attention the figures were called, laughed at the suggestion of bad luck. "Oh, no," he declared, "don't get that idea. Just wait until the spring season really opens and then I guess they'll need some more clerks in the record office." Other brokers held the same opinion.

The comparative statement in detail of the business of the record office last week and during the same week last year follows:

	1905, 1906.
March—	45
18	55
19	60
20	61
21	61
22	74
23	56
24	77
Totals	582
Increase	13



\$6,000 COLUMBIA HEIGHTS HOMES.
Lots 18x25 to paved alley
Solid Brown-stone fronts.
9 Rooms and bath.

These houses are well constructed and could not be built for the price the owner is willing to take. The ground alone is worth \$2,250. This is a sacrifice price and should interest home buyers.

THOS. J. FISHER & CO., Inc., 1414 F Street N. W.

BIG DEAL CLOSED
IN THE SUBURBSForty Lots on Connecticut
Avenue Highlands Sold.

OUT-OF-TOWN PURCHASERS

Wheeling, Parkersburg, Pittsburg, and
Roanoke Capitalists Contract to
Build Twenty Modern Homes.

Forty lots in the subdivision of Connecticut Avenue Highlands, adjoining Cleveland Park, were sold last week to a syndicate composed of capitalists of Wheeling and Parkersburg, W. Va., Pittsburg, Pa., and Roanoke, Va. The syndicate proposes to immediately incorporate a company under the laws of South Dakota, for the purpose of placing the lots on the market.

An unusual feature of the deal is that the new owners have contracted not to speculate in the land, and have undertaken to erect on the forty lots twenty houses to cost not less than \$7,500 each. No sales are to be made of the lots in question until they will have been improved by this class of structures.

It is provided in the contract of sale that the Connecticut Avenue Highlands Company, which made the sale through Robinson & Co., is to grade the property to conform to the grade established by the District engineers. This company is also to install sewers, water, gas, and lay granolithic sidewalks and macadam streets.

Will Build Next Year.

The public improvements mentioned will not be completed before the spring of 1907, and building operations will not begin until then.

The purchasers are to pay \$75,000 for the forty lots, which amounts to about 45 cents per square foot. The property in the immediate vicinity has been selling for from 50 to 80 cents per foot, and it is explained that the reduced price was made on account of the improvements proposed to be made by the new owners. Those improvements will, it is figured, more than offset the difference in values, and will do much toward the development of the Connecticut Avenue suburbs.

The houses to be erected will be either all of gray granite or of half granite and half pebble dash, the contract requiring the Connecticut Avenue Highlands Company to furnish the granite for the houses.

This material is found on the site of the subdivision and is made ready for use in building operations in the course of the grading of the property.

Taking Out Granite.

A stone crusher has been installed on the premises, and already 15,000 yards of granite has been gotten out and prepared for use in construction work.

The houses proposed to be erected will be of high-class style and will be novel to the suburban development of Washington. They will be uniformly of artistic design and will have all the modern improvements of city homes.

The lots overlook the capital and Rock Creek Park and are a short distance from the site of the Bureau of Standards and the location of the geological laboratory of the Carnegie Institution for which a five and one-half acre plot of the Shoemaker tract was recently purchased for \$75,000.

The Institute of Historical Research within the last month bought a house in the Connecticut Avenue Highlands subdivision, one block south of the lots sold last week, and has established its headquarters there.

Surveyors Staking Streets.

The lots covered by last week's sale lie on Monroe and Otis streets, under the original plan of the subdivision. The District surveyors are now staking out the street, which has been graded, preparatory to the work of macadamizing the streets and laying the sidewalks.

The deal for the sale of the lots has been pending since May of last year and was closed by George P. Robinson, president of the company which conducted the transaction.

NORTHEAST TO HAVE
MODEL SUBDIVISIONSherwood Farm Will Go On
Spring Market.

HAS CITY IMPROVEMENTS

Marks First Step in Development of
Northeast Land on High
Class Scale.

The purchase of the Sherwood farm last week by a syndicate of Washington capitalists, as exclusively reported in last Thursday's Times, is the first step in a big scheme of suburban improvement in the Northeast section of the District. People are familiar with the oft-repeated news of the opening of a large tract on the hills of the Northwest, but the venture of capital on a comprehensive scale in the Northeast territory is something new.

Men who are watching closely the progress of development in the outlying areas of the District seem to agree that the Northeast offers many good openings. There have been subdivisions opened in that direction, and today several of them are prospering and their promoters are confident of their future value.

Testing Locality.

It is proposed by the new owners of the Sherwood property to give the Northeast section a strong test as a situation for modern home sites, equipped with city improvements. It is expected that the property will be placed on the market within the next thirty days, and it is proposed to push forward vigorously the public improvements contemplated for the subdivision.

The property contains thirty-seven acres of fine building sites, on a high plateau, within twenty minutes' car ride of the Treasury Department. It is located about three miles northeast from the Capitol, and is reached by rapid transit electric cars, with a schedule of frequent trains.

The ground faces on Rhode Island avenue and already has water and gas service. The proposed \$20,000 sewer called for by the District Commissioners in their estimates for the current year will run along the west line of the new subdivision.

Lots Already Graded.

For all practical purposes the lots are graded according to the plan of the streets as proposed by the Commissioners, and conform to the plan of Greater Washington as the enthusiasts hope some day in the next decade to see it. Churches and schools are in close proximity to the property.

It is proposed to organize and incorporate a stock company, to be known as the Edwards Land and Building Company, which will promote the subdivision. Those behind the scheme say they will arrange to provide loans for the building of homes and other improvements.

The land will be intersected by eight streets, and there will be 22 lots on fifteen squares. Ample alley space is provided in the plans for the rear of each lot.

The project is the result of a combination of business men and bankers formed by Benjamin F. Edwards.

PLANS NEARLY COMPLETE
FOR W. G. GARDINER'S HOME

Architect Appleton P. Clark has about completed plans for the Cleveland Park residence to be erected by W. Gwynn Gardiner.

The house will be of brick and pebble-dash, and will have the modern conveniences that generally prevail in the fashionable suburb in which it will be located.

SILK MILL PROPOSED
FOR LONA CONING, MD.

Plans are said to have been completed providing for the organization of a branch of the Klotz Throwing Company, Cumberland, Md., and Carbonate, Pa., for the location of a silk mill at Lonaconing, Md. This proposition has been under consideration for some weeks. Lonaconing investors are said to have subscribed to \$40,000 of bonds in order to secure the enterprise.

WE SELL WHERE OTHERS FAIL!

WILLIGE, GIBBS & DANIEL,

SELLERS OF

REAL ESTATE

OFFICES:

603 and 605 Thirteenth Street N. W.